






















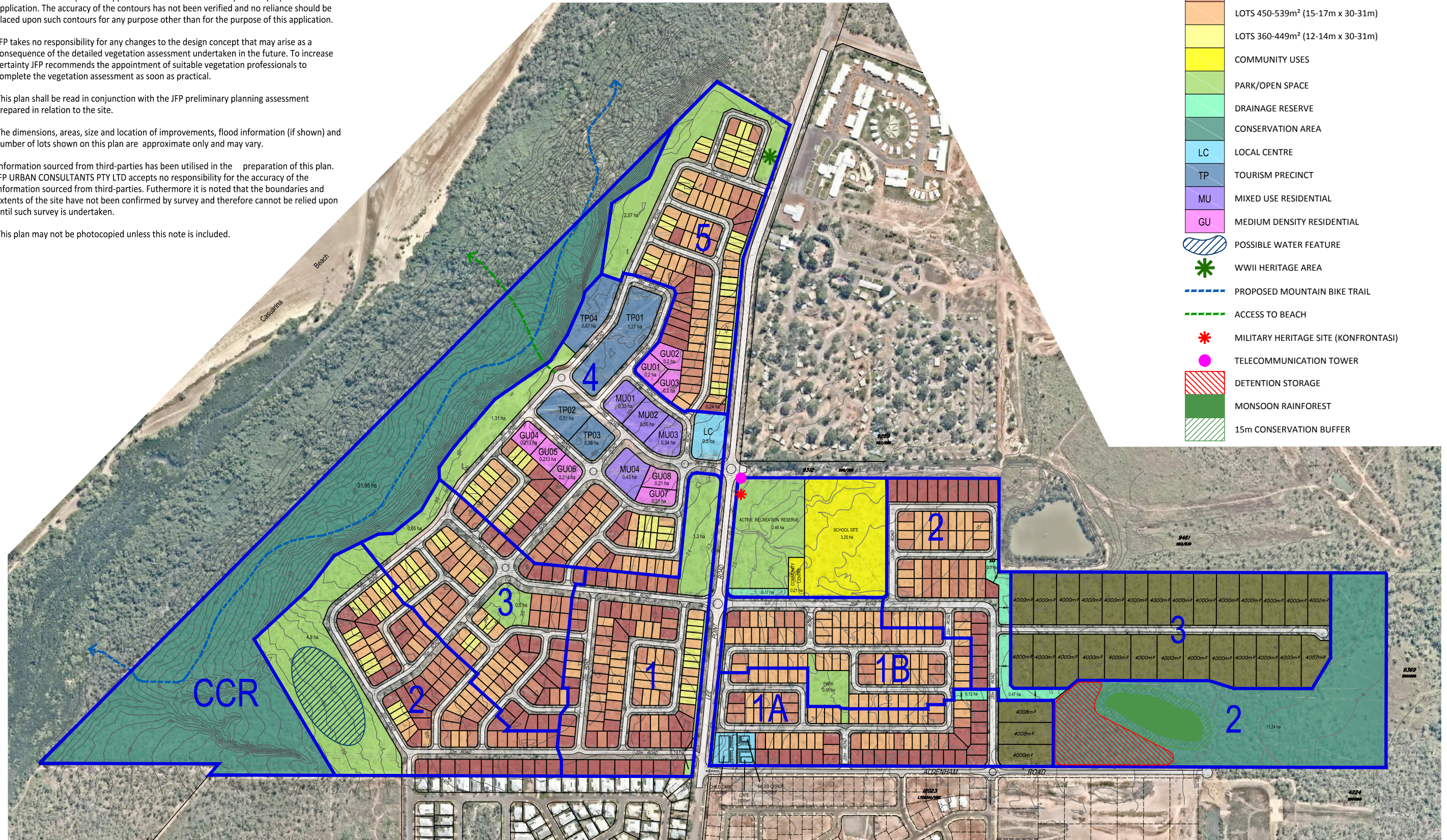


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LEGEND

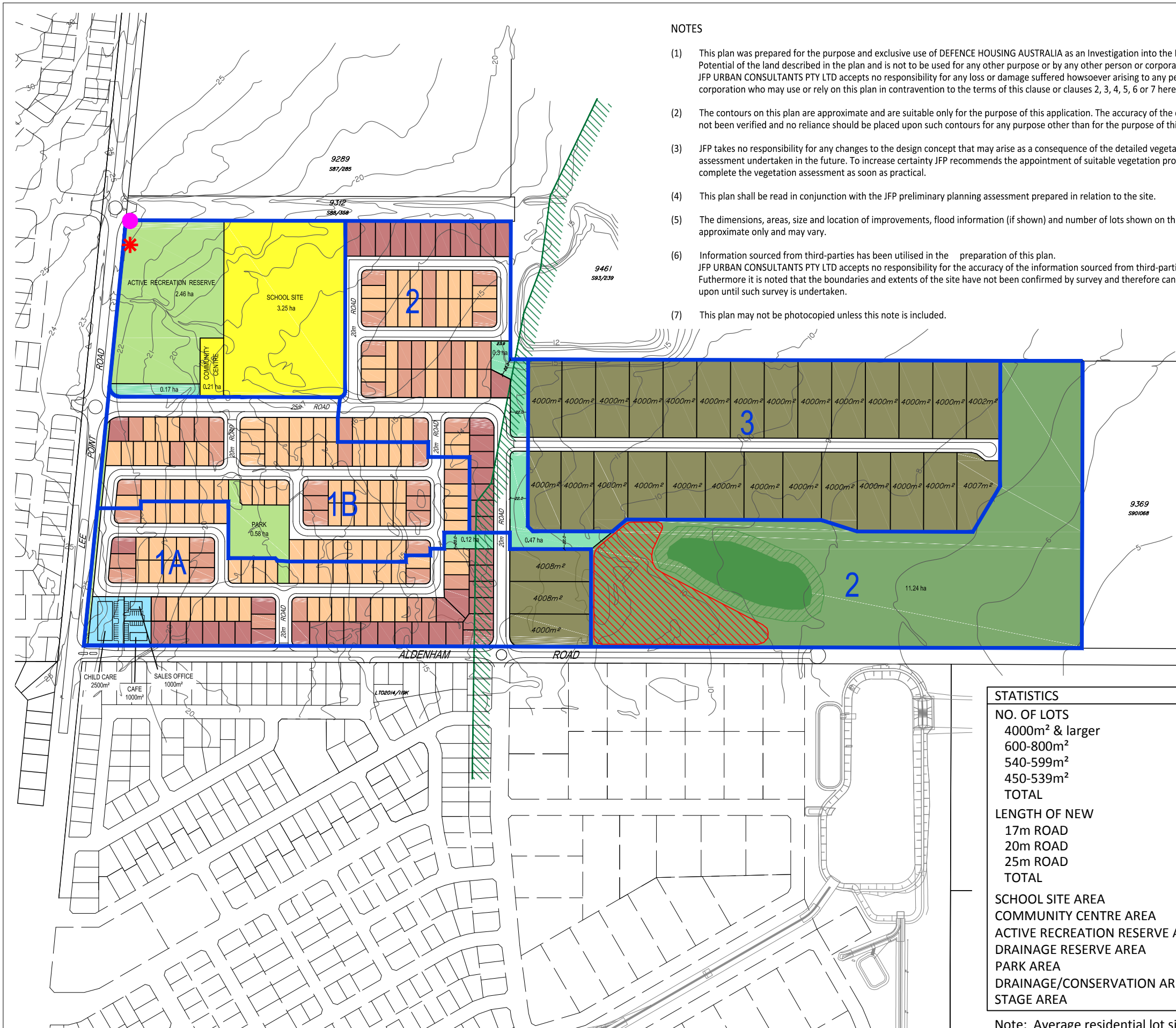
-  STAGING
-  LOTS 4000m² & larger (45m frontage min.)
-  LOTS 600-750m² (20m x 30-31m)
-  LOTS 540-599m² (18-19m x 30-31m)
-  LOTS 450-539m² (15-17m x 30-31m)
-  LOTS 360-449m² (12-14m x 30-31m)
-  COMMUNITY USES
-  PARK/OPEN SPACE
-  DRAINAGE RESERVE
-  CONSERVATION AREA
-  LC LOCAL CENTRE
-  TP TOURISM PRECINCT
-  MU MIXED USE RESIDENTIAL
-  GU MEDIUM DENSITY RESIDENTIAL
-  POSSIBLE WATER FEATURE
-  WWII HERITAGE AREA
-  PROPOSED MOUNTAIN BIKE TRAIL
-  ACCESS TO BEACH
-  MILITARY HERITAGE SITE (KONFRONTASI)
-  TELECOMMUNICATION TOWER
-  DETENTION STORAGE
-  MONSOON RAINFOREST
-  15m CONSERVATION BUFFER



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 PLANNERS
 URBAN DESIGNERS
 SURVEYORS
 ENGINEERS
 LANDSCAPE ARCHITECTS

OVERALL CONCEPT PLAN C
 LEE POINT ROAD, LEE POINT, DARWIN
 DEFENCE HOUSING AUSTRALIA

JOB NUMBER: M2737P_Overall Concept C
 ISSUE: NORTH:
 SCALE: 1:7000 @ A3
 DATE: 16th October 2018



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LEGEND

- STAGING
- LOTS 4000m² & larger (40m frontage min.)
- LOTS 600-800m² (18-22m x 30-44m)
- LOTS 540-599m² (17-20m x 27-35m)
- LOTS 450-539m² (15-18m x 27-35m)
- PARK/OPEN SPACE
- COMMUNITY USES
- COMMERCIAL USES
- DETENTION STORAGE (1.85ha)
- DRAINAGE RESERVE
- DRAINAGE/CONSERVATION AREA
- MONSOON RAINFOREST (0.88 ha)
- 15m CONSERVATION BUFFER (0.71 ha)
- BITING INSECT BUFFER
- MILITARY HERITAGE SITE (KONFRONTASI)
- TELECOMMUNICATION TOWER

PROPERTY DESCRIPTION
 LOT 9370 ON S901068
 TOTAL AREA 51.17 ha

STATISTICS	STAGE 1A	STAGE 1B	STAGE 2	STAGE 3	BALANCE	TOTAL
NO. OF LOTS						
4000m ² & larger	3	0	0	27	0	30 (11%)
600-800m ²	27	1	19	0	0	47 (18%)
540-599m ²	14	17	21	0	0	52 (19%)
450-539m ²	43	67	31	0	0	141 (52%)
TOTAL	87	85	71	27	0	270 (100%)
LENGTH OF NEW						
17m ROAD	750m	750m	450m	580m	0	2530m
20m ROAD	200m	75m	360m	0	0	635m
25m ROAD	0	285m	210m	0	0	495m
TOTAL	950m	1110m	1020m	580m	0	3660m
SCHOOL SITE AREA	0	0	0	0	3.25ha	3.25ha
COMMUNITY CENTRE AREA	0	0	0	0	0.21ha	0.21ha
ACTIVE RECREATION RESERVE AREA	0	0	0	0	2.46ha	2.46ha
DRAINAGE RESERVE AREA	0.12ha	0	0.77ha	0	0.17ha	1.06ha
PARK AREA	0.04ha	0.54ha	0	0	0	0.58ha
DRAINAGE/CONSERVATION AREA	0	0	11.24ha	0	0	11.24ha
STAGE AREA	8.15ha	6.89ha	18.23ha	11.81ha	6.09ha	51.17ha

Note: Average residential lot size is 533m²
 Average rural lot size is 4001m²

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 SURVEYORS
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MN OVERALL PROPOSAL PLAN Q
 544 LEE POINT ROAD, LEE POINT, DARWIN
 DEFENCE HOUSING AUSTRALIA

JOB NUMBER: M2737P MN_Overall Proposal Q
 ISSUE: NORTH

SCALE: 1:5000 @ A3
 DATE: 15th October 2018

STATISTICS	STAGE 1	STAGE 2	STAGE 3	STAGE 4	STAGE 5	TOTAL
RESIDENTIAL LOTS						
600m ² & larger	36	31	23	13	12	115 (24%)
540-599m ²	35	25	28	18	18	124 (25%)
450-539m ²	29	21	32	32	50	164 (34%)
360-449m ²	9	15	14	18	29	85 (17%)
TOTAL	109	92	94	84	109	488 (100%)
COMMERCIAL SUPER LOTS	0	0	0	14	3	17
TOTAL LOTS	109	92	94	98	112	505
LENGTH OF NEW						
15m ROAD (m)	0	0	0	0	275	275
17m ROAD (m)	580	390	720	540	630	2860
20m ROAD (m)	270	455	195	1400	380	2700
22m ROAD (m)	245	270	0	0	0	515
25m ROAD (m)	245	150	460	605	0	1460
TOTAL LENGTH (m)	1340	1265	1375	2545	1285	7810
PARK/OPEN SPACE AREA (ha)	1.49	4.9	1.15	1.31	2.81	11.66
LOCAL CENTRE AREA (ha)	0	0	0	0.5	0	0.5
TOURISM PRECINCT AREA (ha)	0	0	0	2.83	0	2.83
MIXED USE RESIDENTIAL AREA (ha)	0	0	0	1.45	0	1.45
MEDIUM DENSITY RES. AREA (ha)	0	0	0	1.06	0.6	1.66
STAGE AREA (ha)	10.19	12.52	9.18	16.55	10.94	59.38
CASUARINA COASTAL RESERVE (CCR) DEDICATION (ha)						21.95
TOTAL AREA (ha)						81.33

Note: Average residential lot size is 520m²

LEGEND	
	STAGING
	LOTS 600m ² & larger (20m x 30-31m)
	LOTS 540-599m ² (18-19m x 30-31m)
	LOTS 450-539m ² (15-17m x 30-31m)
	LOTS 360-449m ² (12-14m x 30-31m)
	PARK/OPEN SPACE
	CASUARINA COASTAL RESERVE (CCR)
	LC LOCAL CENTRE
	TP TOURISM PRECINCT (4 Lots)
	MU MIXED USE RESIDENTIAL (4 Lots)
	GU MEDIUM DENSITY RESIDENTIAL (8 Lots)
	POSSIBLE RESIDENTIAL AGED CARE FACILITY
	WWII HERITAGE AREA
	LAKE
	50m BITING INSECT BUFFER
	PROPOSED MOUNTAIN BIKE TRAIL
	ACCESS TO BEACH
	KEY PEDESTRIAN PATH LINKS
	1400mm HIGH BALUSTRADE STYLE SAFETY FENCE
	RL 28.0m

PROPERTY DESCRIPTION
 LOT 4873 ON S78/107
 TOTAL AREA 81.33 ha



OVERALL PROPOSAL PLAN R
 LEE POINT ROAD, LEE POINT, DARWIN
 DEFENCE HOUSING AUSTRALIA

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